



# TEUCHAT

HILLOCK, KINNELL, ARBROATH, ANGUS, DD11 4UG



**McEwan Fraser Legal**  
Solicitors & Estate Agents



# TEUCHAT

HILLOCK, KINNELL, ARBROATH, ANGUS

Set in a rural location with far fetching views over the local countryside. Kinnell, a parish of east Forfarshire, whose church stands on the left bank of Lunan Water, one quarter mile east-north-east of Friockheim village. It is bounded north by Farnell, east by Craig and Lunan, south by Inverkeilor, south-west by Kirkden, and west by Guthrie.

Established in 1814, the village of Friockheim has a population of

around eight-hundred and offers its residents facilities including a convenience store, newsagent and pharmacy as well as several small businesses and shops. There is also a public park and two village halls, a primary school, nursery school, community centre and church. Friockheim nearby is in easy commute to a number of other Angus towns including Brechin, Forfar, Arbroath and of course Dundee. Aberdeen is just over forty-nine miles away making a journey time of just over one hour. Montrose is less than eight miles away.











Part Exchange available. We are delighted to offer onto the open market this substantial family home.

The main property accommodation consists of an entrance porch from the front leading into a large spacious entrance hall with stairs to the first floor and open plan to the large dining area which could be sectioned off to offer a further enclosed room.

Moving along the property to the right is the large downstairs bathroom finished off in a cream suite. Adjacent is bedroom four which is a large double bedroom with fitted cupboard and views over the countryside to the rear. At the end of the building is the utility room which is a good size with sink unit, cupboards, built in storage cupboard with shelving and access to the rear garden.

The kitchen/breakfast room completes this end of the building with a comprehensive range of eye and base level units with range cooker, built-in dishwasher and under counter fridge and space for large table and chairs.

To the other end of the building is bedroom three with views to the rear a refitted modern three-piece shower room en-suite. The lounge is positioned next door which is of a good size with wood burning dual fuel stove and open plan to the beautiful light and airy sun lounge with a triple aspect and double doors leading out onto the garden.

Stairs are accessed from the lounge which leads to bedroom five with fitted cupboards, en-suite three-piece shower room suite. From the stairs in the dining area, maintained separately this leads to a storeroom with controls the central heating and hot water. (The skirting heating, radiators maintained separate controls) There is also electric underfloor heating in all en-suites, bathrooms and the beautiful sun lounge. You then have access to the master bedroom suite, which is two bedrooms knocked into one with en-suite bathroom room suite and large dressing room or bedroom two if let as additional rooms which could also bring in more income as a holiday let. There is a large storage room off the landing which has the solar panel controls and skirting heating systems. There is also a heat recovery system.

There is a large double width garage with storage room next door, electric up and over door with light and power and floored storage space above. The garage is available for £30,000.

The whole development can be purchased and can be seen in our other listing.

There is a 5-acre paddock available with either the cottage or main house for £28,000 also and a front garden space for an additional £6,000. so and a front garden space for an additional £6,000.





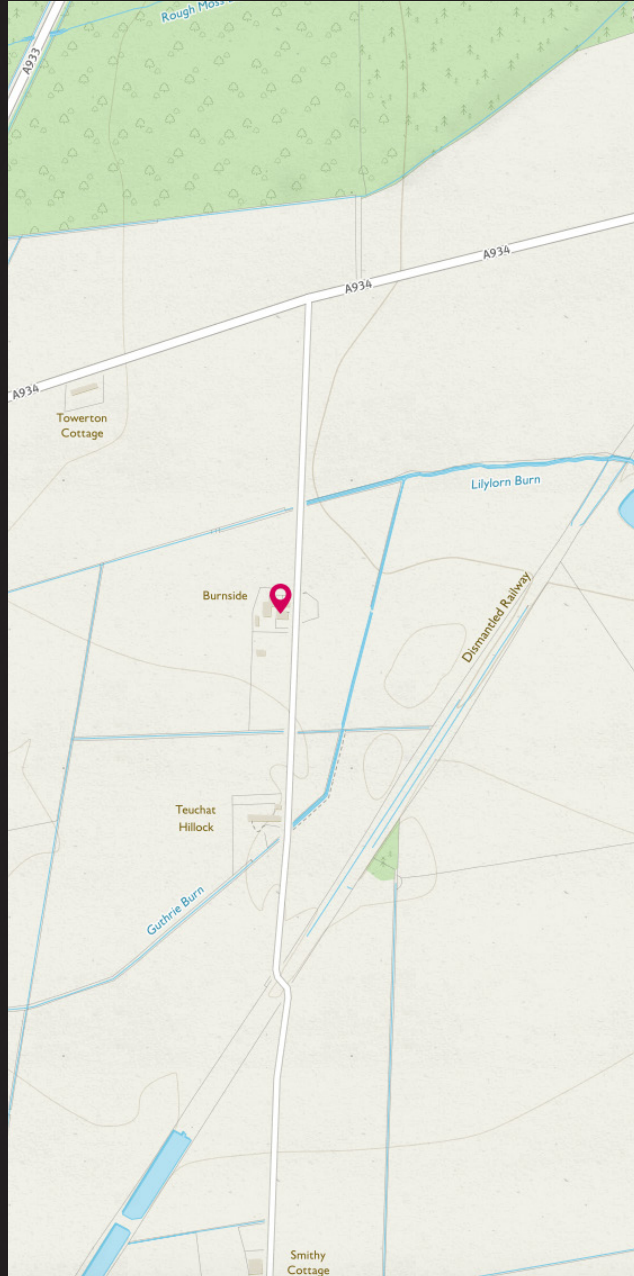












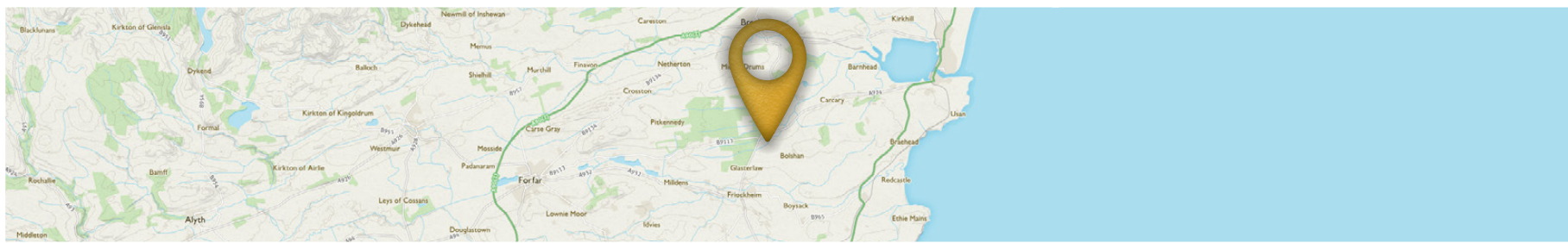
## PROPERTY SPECIFICATIONS

Approximate Dimensions  
(Taken from the widest point)

Porch	3.80m (12'6") x 1.90m (6'3")
Lounge	5.90m (19'4") x 4.80m (15'9")
Sun Room	5.30m (17'5") x 5.30m (17'5")
Kitchen	5.30m (17'5") x 4.20m (13'9")
Utility Room	3.80m (12'6") x 3.50m (11'6")
Dining Room	4.40m (14'5") x 3.50m (11'6")
Master Bathroom	4.40m (14'5") x 2.00m (6'7")
Master Bedroom	8.03m (26'4") x 4.40m (14'5")
Bedroom 2/Dressing Room	5.00m (16'5") x 4.00m (13'1")
Bedroom 3	5.90m (19'4") x 4.20m (13'9")
Bedroom 3En-Suite	3.30m (10'10") x 2.00m (6'7")
Bedroom 4	4.40m (14'5") x 3.80m (12'6")
Bedroom 5	8.40m (27'7") x 3.00m (9'10")
Bedroom 5 En-suite	3.00m (9'10") x 2.40m (7'10")
Bathroom	3.10m (10'2") x 2.60m (8'6")
Store Room	4.40m (14'5") x 2.90m (9'6")







**McEwan Fraser Legal**

**Proud Main Club Sponsor**



**Part  
Exchange  
Available**



Text and description  
**JAMES KEET**  
Surveyor



Professional photography  
**GRANT LAWRENCE**  
Photographer



Layout graphics and design  
**BEN DAYKIN**  
Designer

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